



**US Army Corps
of Engineers**
Portland District

PUBLIC NOTICE

for Permit Application

Issue Date: May 14, 2003

Expiration Date: June 13, 2003

Corps of Engineers Action ID: 199801241

Oregon Division of State Lands Number: 25970-RF

30-Day Notice

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and should reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
ATTN: CENWP-OP-GE (Ms. Michele E. Hanson)
1600 Executive Parkway, Suite 210
Eugene, Oregon 97401-2156

Applicant: Mr. Todd Alberts
Alberts Development Company
2600 Edgewater Company
Eugene, Oregon 97401

Mr. Norman McDougal
Frontier Land Company, LLC
37064 Wallace Creek Road
Springfield, Oregon 97478
(Also DBA: Wiley Mt., Leelynn, Inc.)

Location: The project is located in SW ¼ Section 34, Township 17 South, Range 2 East, in the City of Springfield, Lane County, Oregon.

Project Description: The applicants are proposing to discharge fill material into 0.9 acre of wetlands and small drainages for the construction of road accesses, stormwater infrastructure, and signage for Mountaingate residential subdivision. The entire subdivision comprises a 334-acre area of the moderate and steep backslopes of Potato Hill. Phases 1 and 2 would consist of 70 single-family lots. The remaining 200 acres would be divided to include additional single-family lots and 25 acres for higher density multiple family dwellings, i.e. cluster housing. The completed subdivision would consist of 800+ homes. Approximately 100 acres are proposed to be set aside for preservation as parkland, open space, and wetlands.

Wetland delineations completed in 1999 and 2002 identified 3.75 acres of primarily palustrine emergent wetlands within the areas proposed to be developed. The wetlands are located primarily in the historic bottomland at the base of the hillside. Approximately 0.1 acre of intermittent and permanent drainages transverse the steep slopes of Potato Hill. The wetlands and drainages are surficially connected to unnamed tributaries to the Mill Race channel, which is connected to the Willamette River on the south side of Potato Hill and the McKenzie River on the north side of Potato Hill.

Five drainages would be affected by culverted crossings (.02 acre for D-1, .01 acre each for WH-1 and WH-2 and .01 acre total for WM-1 and WL-1) for the purpose of primary road access construction. Two additional drainages would be impacted for rerouting; drainage WB-1 would be completely culverted and directed into the dewatering system, which is proposed to direct subsurface lateral flows into the stormwater system (.02 acre of impact); drainage WA-1 would be re-routed into a new channel to direct flows away from that portion of Mountaingate Drive (.02 acre of impact). See drawings for details. The WA-1 channel would flow through the existing wetland and would sheet flow downslope from the outlet of the wetland into the bottomland wetlands at the base of the hill. Approximately 0.23 acre of palustrine emergent wetland would be filled for the purpose of constructing the entrance road, Mountaingate Drive, approximately 154 feet long by 65 feet wide. The entrance road would be 44 feet from curb to curb with a four-foot median. A five-foot sidewalk would be constructed along the east side of the entrance road.

Approximately 0.2 acre of flow-through wetland located upslope on the proposed Mountaingate Drive would be filled for construction of the primary access road. Typical cross-sections are included in the drawings. Approximately 0.05 acre of wetland would be filled for construction of an entrance sign on the west side of Mountaingate Drive where it intersects with McKenzie Highway. Construction of a stormwater detention pond, sediment basin, and access way adjacent to the entrance road would require removal of wetland soils, shaping and subsequent berm construction resulting in the discharge of fill material into 0.28 acre of palustrine emergent wetland in this same location. Approximately 0.05 acre of fill material would be placed into the pond to create an overflow berm that would separate the sediment basin from the detention basin.

Compensatory Mitigation: Should a Department of the Army permit be issued for this project, the applicant's have proposed to restore 0.35 acre of wetland and create 1.04 acres of wetland in the southwest portion of the proposed subdivision as compensatory mitigation for the loss of wetlands/waters that would occur.

Purpose: The purpose of the project is to construct a residential subdivision in the Springfield-Eugene vicinity to meet housing needs created by population growth.

Drawings: Fourteen (14) Drawings are attached.

Additional Information: Additional information may be obtained from Ms. Michele E. Hanson, U.S. Army Corps of Engineers at (541) 465-6878 or email at michele.e.hanson@nwp01.usace.army.mil.

Authority: This permit will be issued or denied under the following:
Sections 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

Water Quality Certification: A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

Section 404(b)(1) Evaluation: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

Public Hearing: Any person may request in writing within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state with particularity the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the described activity will not effect endangered species or their critical habitat designated as endangered under the Endangered Species Act of 1973 (87 Stat. 844). Formal consultation under Section 7 of the Act is not required for the described activity.

Cultural Resources: The described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. File records indicate the potential that a prehistoric site may be located in the permit area, which may be associated with camas meadows. This notice has been provided to the State Historic Preservation Office.

Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity, will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met where applicable and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority previously indicated may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.

PUBLIC NOTICE
Oregon Department of Environmental Quality
Water Quality 401 Certification

Corps of Engineers Action ID Number: 199801241
Oregon Division of State Lands Number: 25970-RF

Notice Issued: May 14, 2003
Written Comments Due: June 13, 2003

WHO IS THE APPLICANT:

Mr. Todd Alberts
Alberts Development Company
2600 Edgewater Company
Eugene, Oregon 97401

Mr. Norman McDougal
Frontier Land Company, LLC
37064 Wallace Creek Road
Springfield, Oregon 97478
(Also DBA: Wiley Mt., Leelynn, Inc.)

LOCATION OF CERTIFICATION ACTIVITY: See attached U.S. Army Corps of Engineers public notice.

WHAT IS PROPOSED: See attached U.S. Army Corps of Engineers public notice on the proposed project.

NEED FOR CERTIFICATION: Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

DESCRIPTION OF DISCHARGES: See attached U.S. Army Corps of Engineers public notice on the proposed project.

WHERE TO FIND DOCUMENTS: Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, Water Quality Division, 811 S.W. Sixth Avenue, Portland, Oregon 97204-1390.

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment please call Ms. Alice Kavajecz at (503) 229-6962.

Any questions on the proposed certification may be addressed to the 401 Program Coordinator at (503) 229-5845, or toll free within Oregon at 1-800-452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

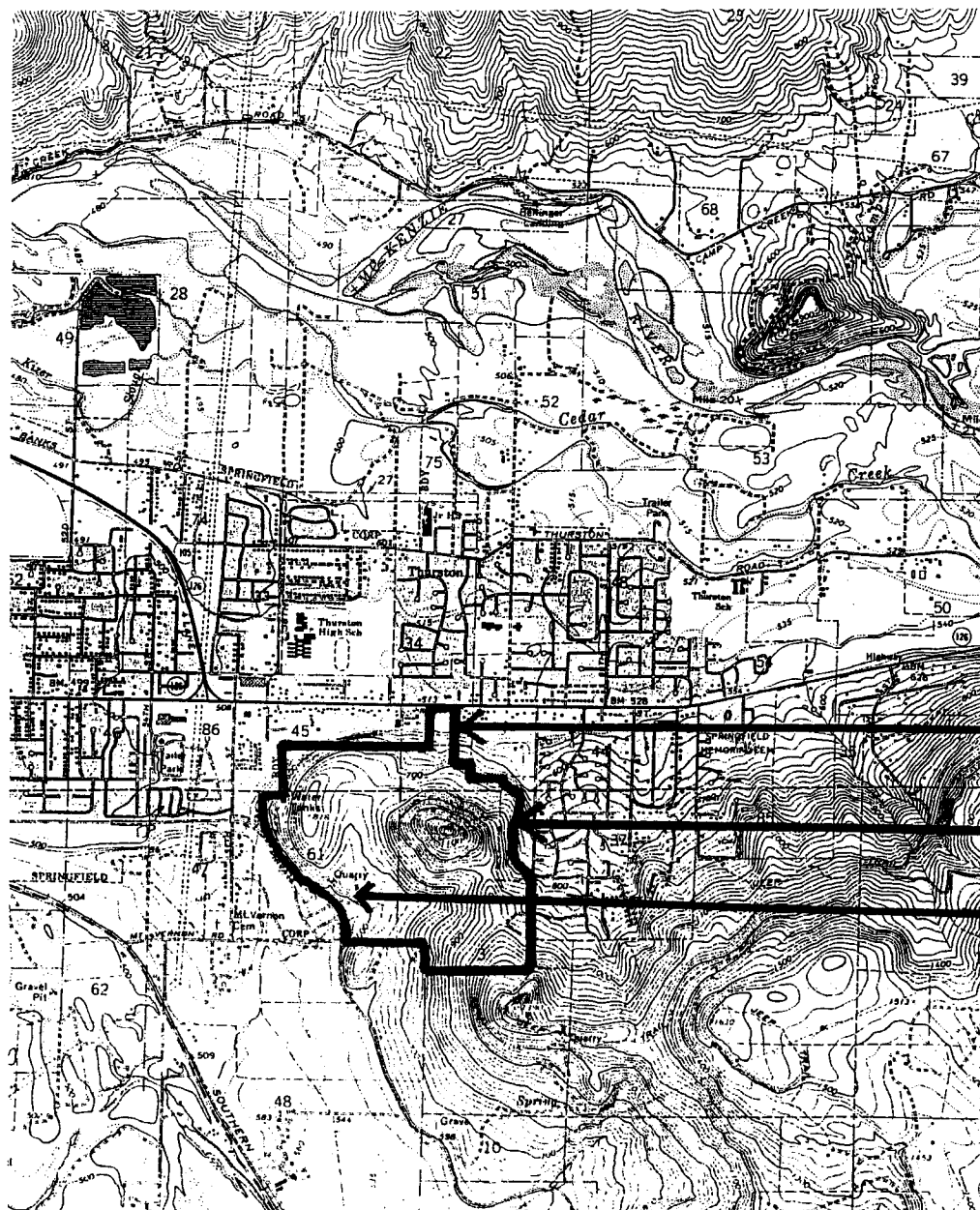
Public Hearing: Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Director shall provide an opportunity for the applicant, any affected state, or any interested agency, person, or group of persons to request or petition for a public hearing with respect to certification applications. If the Director determines that new information may be produced thereby, a public hearing will be held prior to the Director's final determination. Instances of doubt shall be resolved in favor of holding the hearing. There shall be public notice of such a hearing."

Written comments:

Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on June 13, 2003. Written comments should be mailed to Oregon Department of Environmental Quality, Attn: 401 Program Coordinator, 811 S.W. Sixth Avenue, Portland, Oregon 97204-1390 or faxed to (503) 229-6124. ***People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, e-mails may not be received prior to the close of the public comment period.*** People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format at deq.infor@degstate.or.us. Otherwise due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

WHAT HAPPENS NEXT: DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise if you wish to receive notification, please call or write DEQ at the above address.

ACCESSIBILITY INFORMATION: This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Public Affairs at (503) 229-5766 or toll free within Oregon at 1-800-452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.



PHASE 1 & 2
(FILL SITE)

MOUNTAIN-
GATE SITE
BOUNDARY

COMPENS.
MITIGATION
SITE

Source: U.S.G.S. Springfield, Oreg. quadrangle, 1967 (photorevised 1986).

TERRA SCIENCE, INC.
Soil, Water & Wetland Consultants

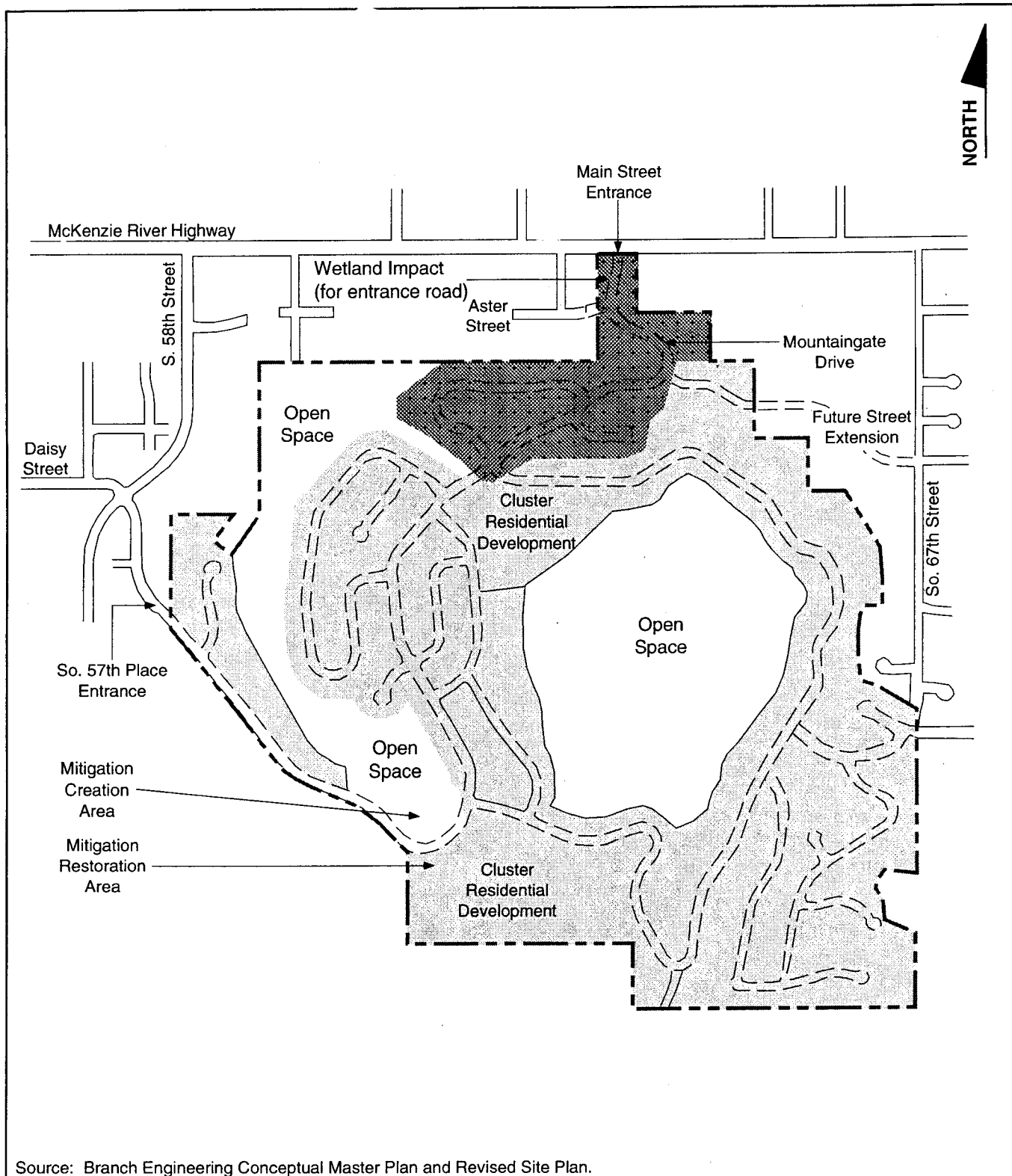
WETLAND FILL APPLICATION UPDATE FOR
PHASES 1 & 2 OF THE MOUNTAINGATE
RESIDENTIAL DEVELOPMENT
Springfield, Lane County, Oreg.

July 2002 (revised)

0 4000 ft. 8000 ft.

VICINITY



FIGURE 1



**WETLAND FILL APPLICATION UPDATE FOR
PHASES 1 & 2 OF THE MOUNTAINGATE
RESIDENTIAL DEVELOPMENT**
Springfield, Lane County, Oreg.

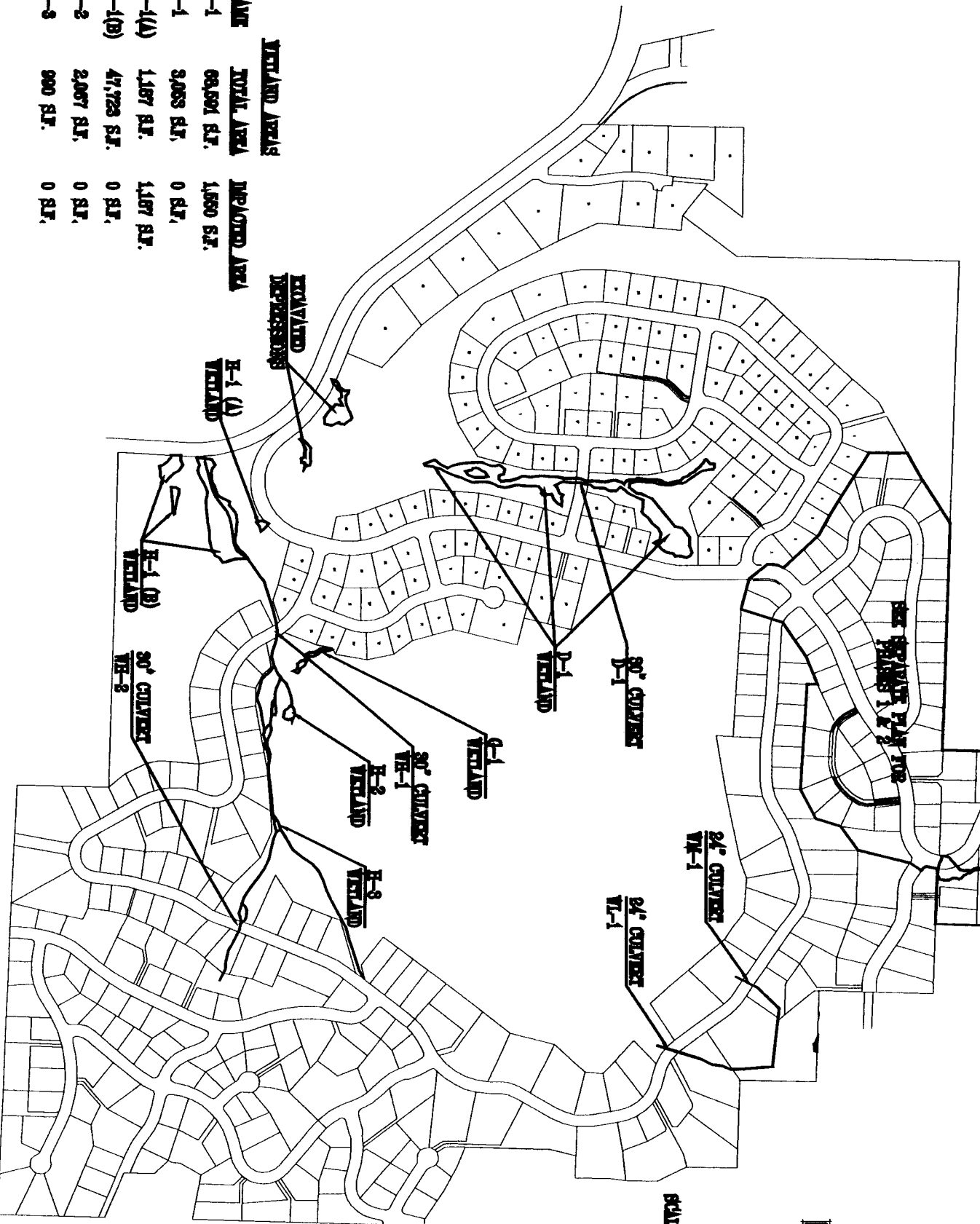
July 2002 (revised)

**MASTER PLAN
(including mitigation areas)**

-  Phase 1 & 2
Subdivision
-  Future Development
Phases (not yet platted)

MOUNTAINGATE CONCEPTUAL DEVELOPMENT PLAN

HWY. 126

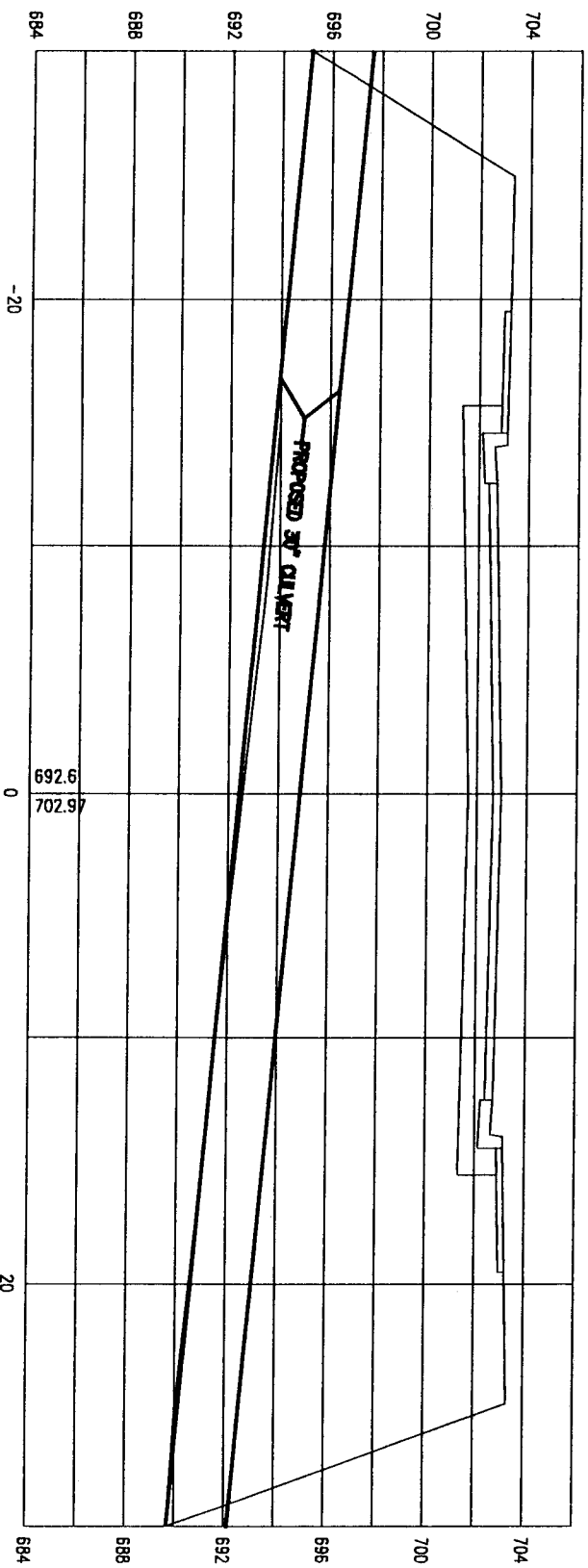


SCALE 1" = 600'

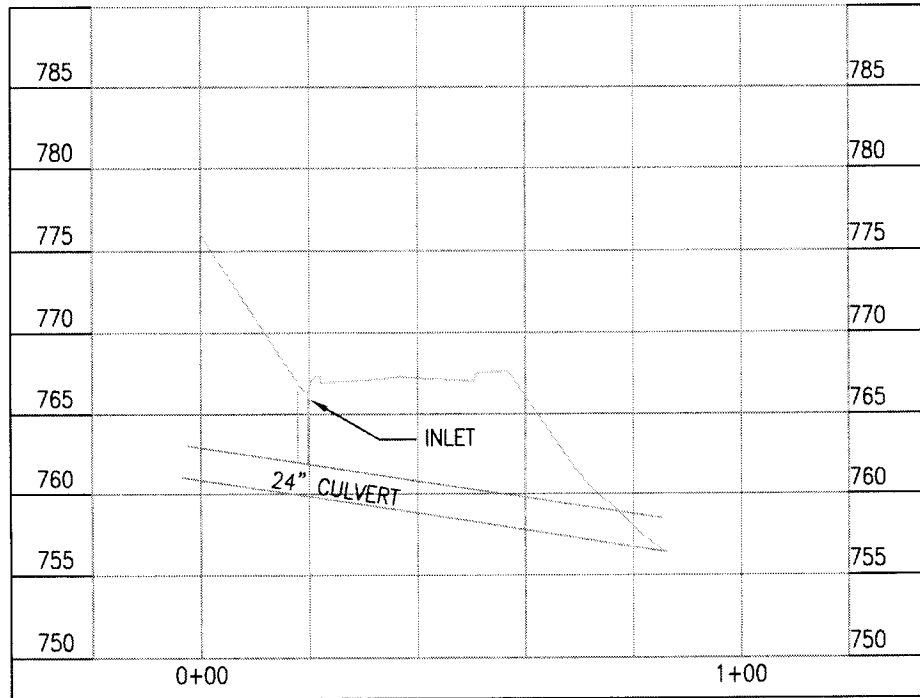


NAME	TOTAL AREA	DEVELOPED AREA
D-1	68,891 S.F.	1,550 S.F.
d-1	3,053 S.F.	0 S.F.
H-1(A)	1,187 S.F.	1,187 S.F.
H-1(B)	47,723 S.F.	0 S.F.
H-2	2,067 S.F.	0 S.F.
H-3	980 S.F.	0 S.F.

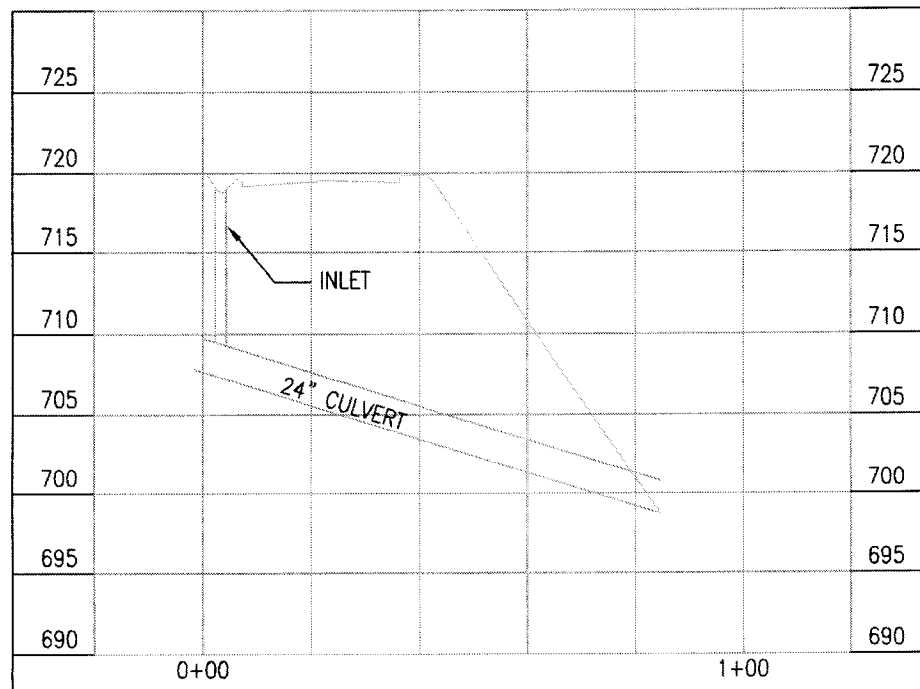
D-1 WETLAND
PRELIMINARY 30" CULVERT CROSSING



SCALE: 1" = 80'



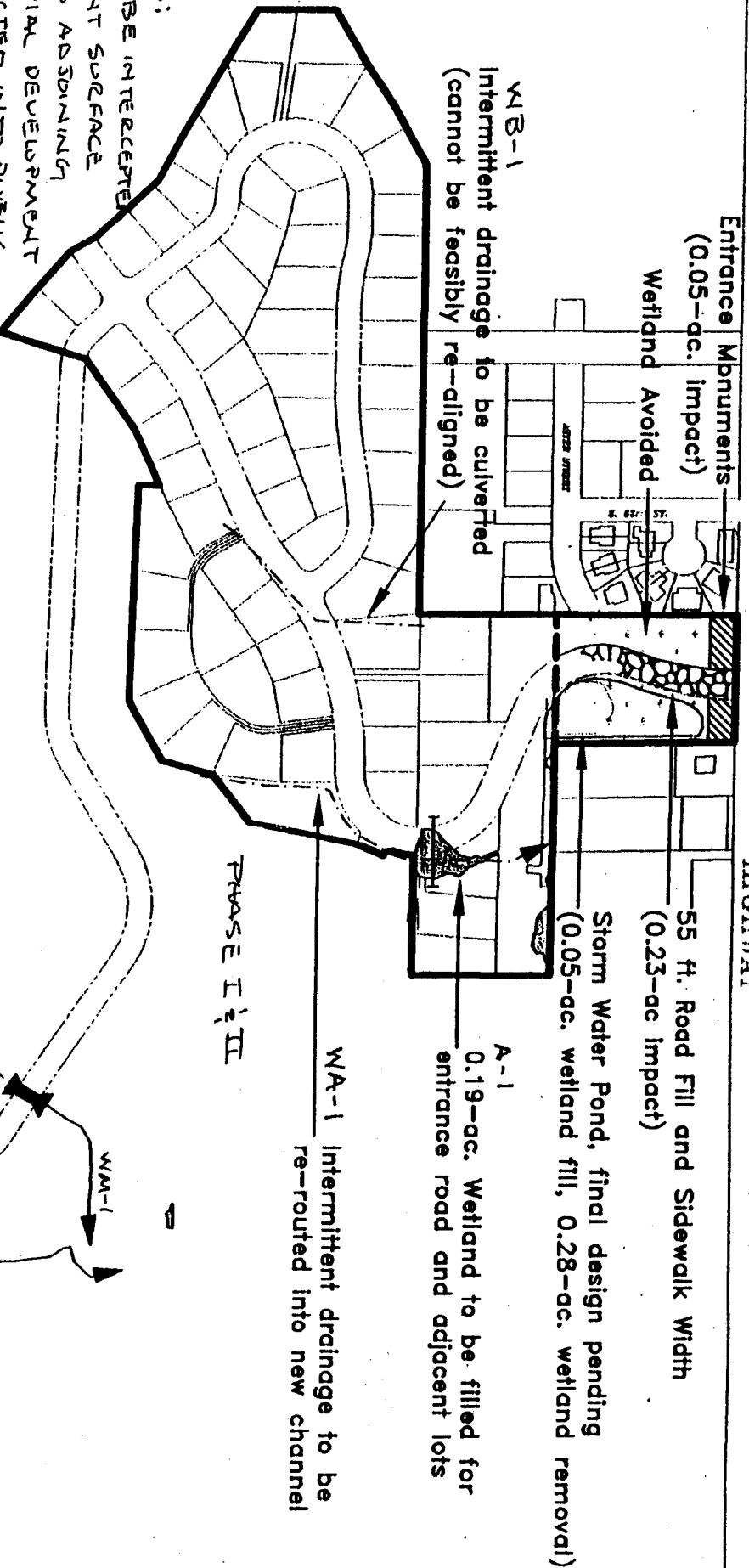
WL-1



WM-1

MCKENZIE

HIGHWAY



NOTES:

WB-1 TO BE INTERCEPTED TO PREVENT SURFACE FLOWS INTO ADJOINING RESIDENTIAL DEVELOPMENT AND DIRECTED INTO PUBLIC STORMWATER SYSTEM.
WA-1 TO BE CULVERTED AND RETAINED IN OPEN WATER COMPONENT. SEE FIGURE 3 FOR DITCH DESIGN.

FIGURE 4
PROPOSED MITIGATION PLAN

Open Space

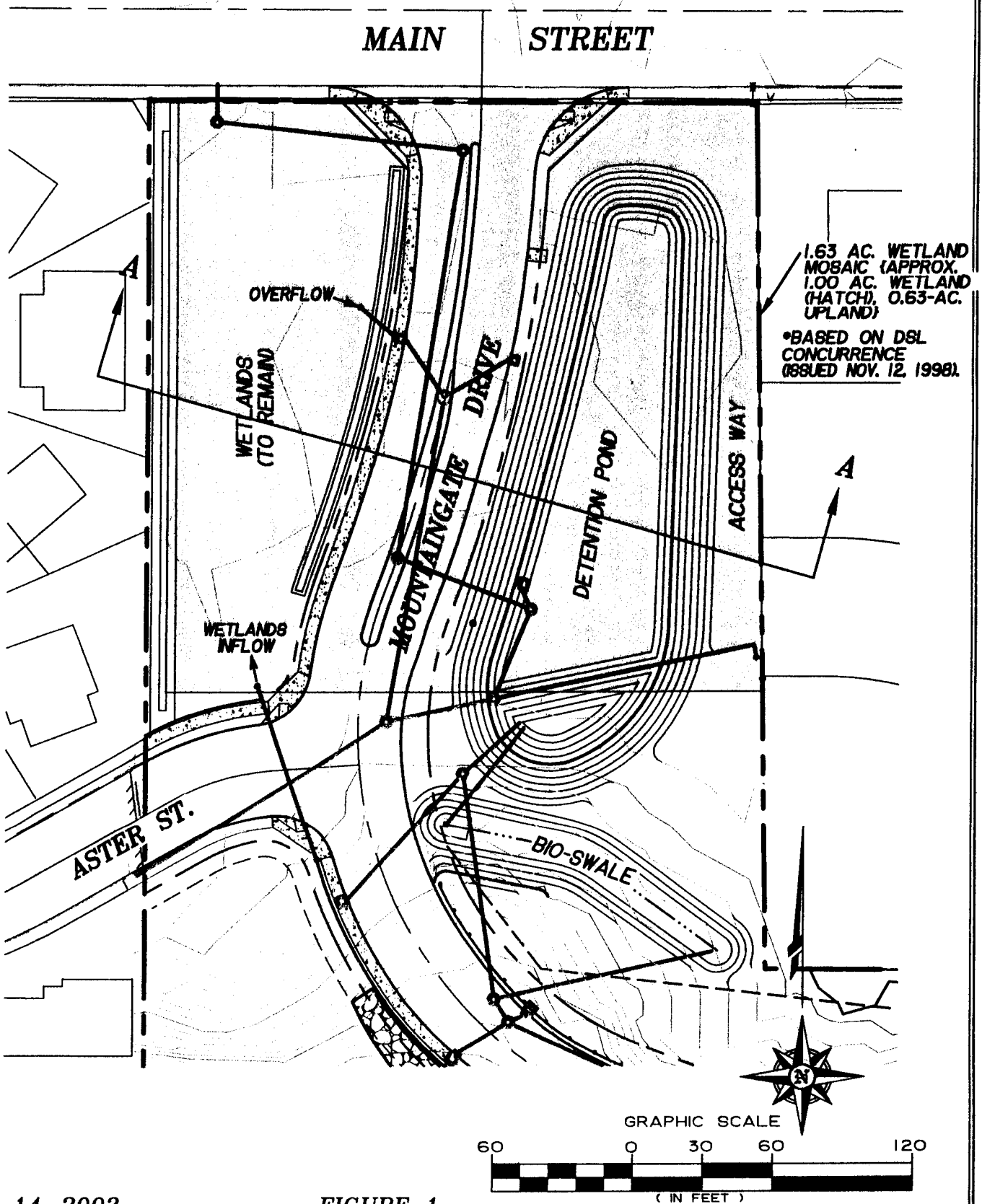
d
nts
Drainages
U.S.)

WJ A-1



FIGURE 3

MOUNTAINGATE DRIVE (North Side) SPRINGFIELD, OREGON



FILE NAME: Z:\1991\91-187\WETLAND EXHIBITS.DWG

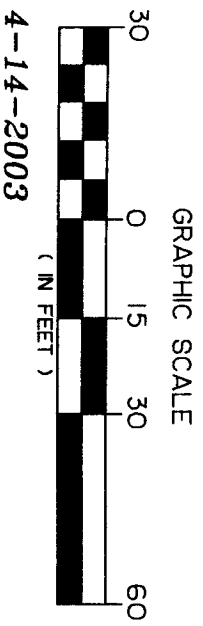
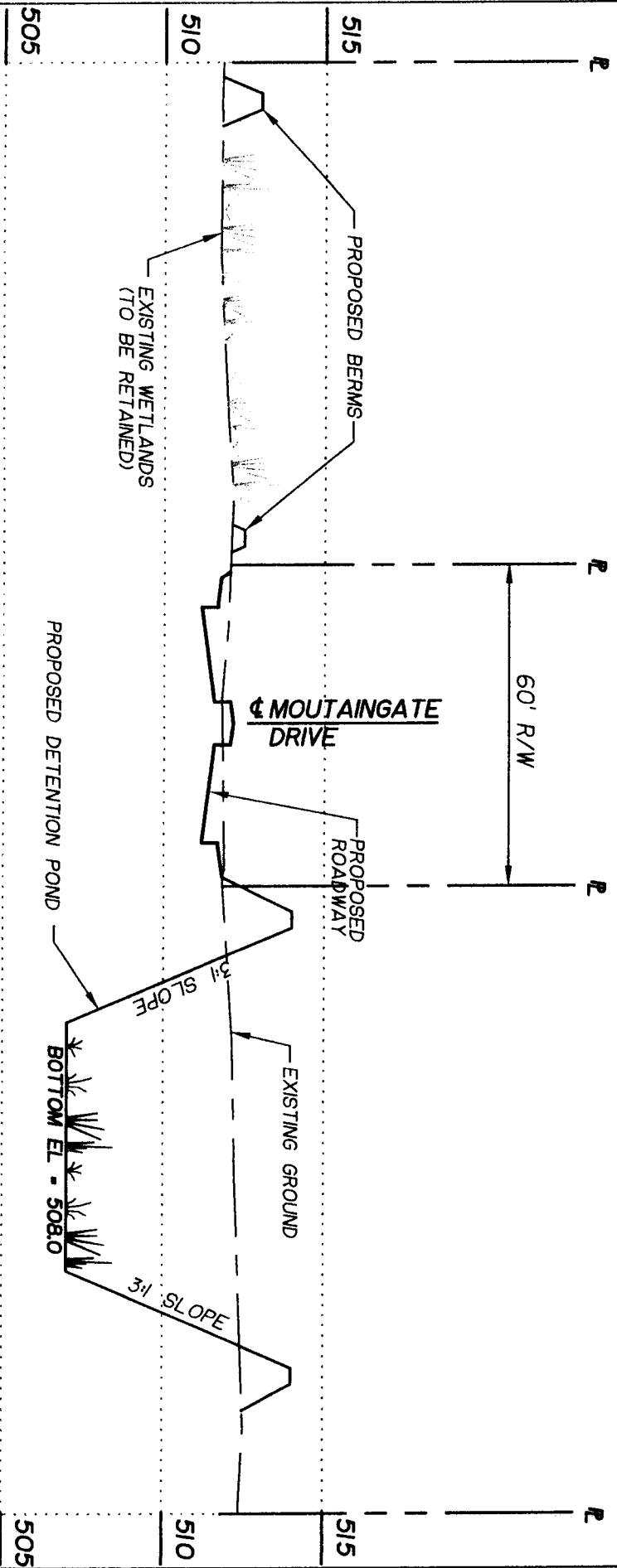
4-14-2003

FIGURE 1



Branch Engineering, Inc.

MOUNTAINGATE DRIVE (North Side) SECTION A-A SPRINGFIELD, OREGON



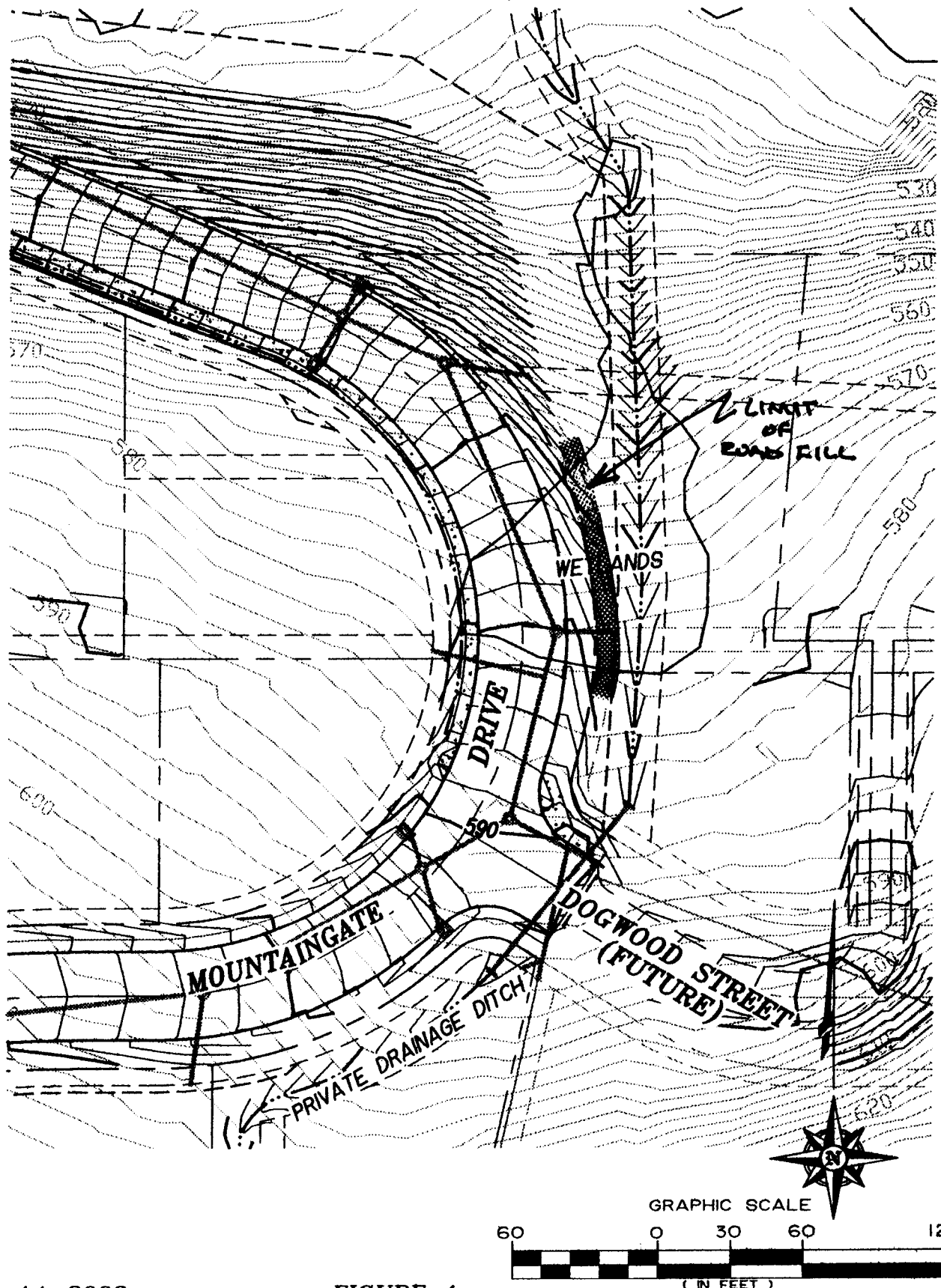
4-14-2003

FIGURE 2



Branch Engineering, Inc.

MOUNTAINGATE DRIVE (North Side) SPRINGFIELD, OREGON



FILE NAME: Z:\1991\91-187\WETLAND EXHIBITS.DWG

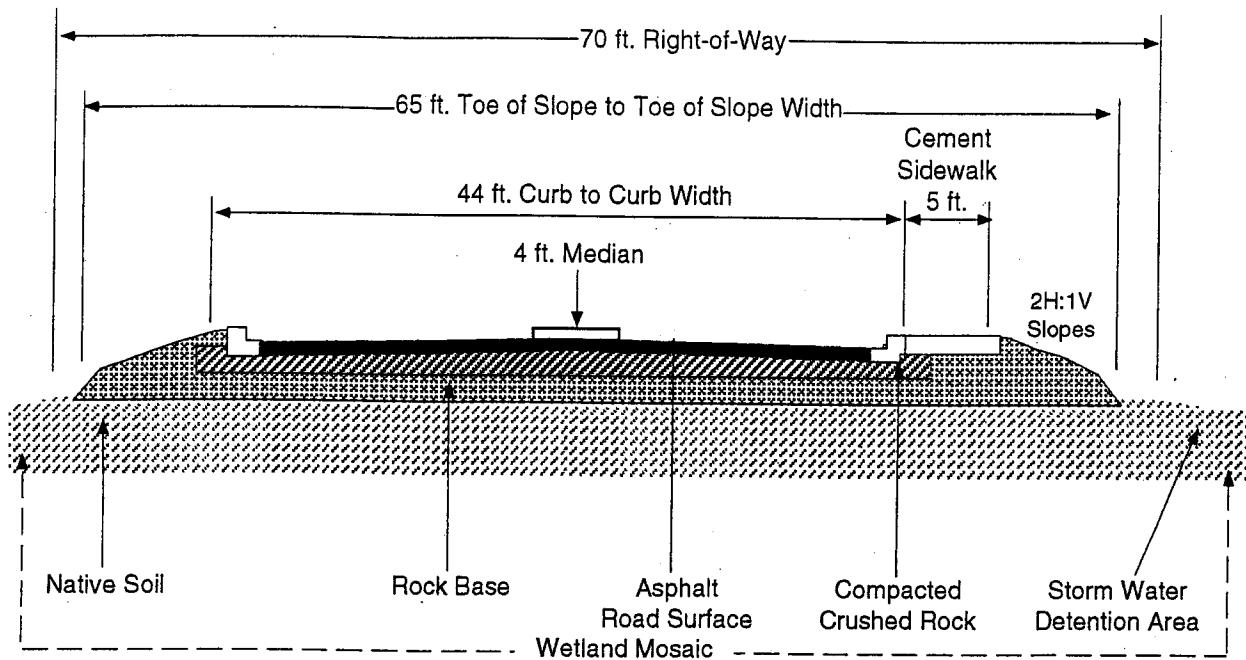
4-14-2003

FIGURE 4

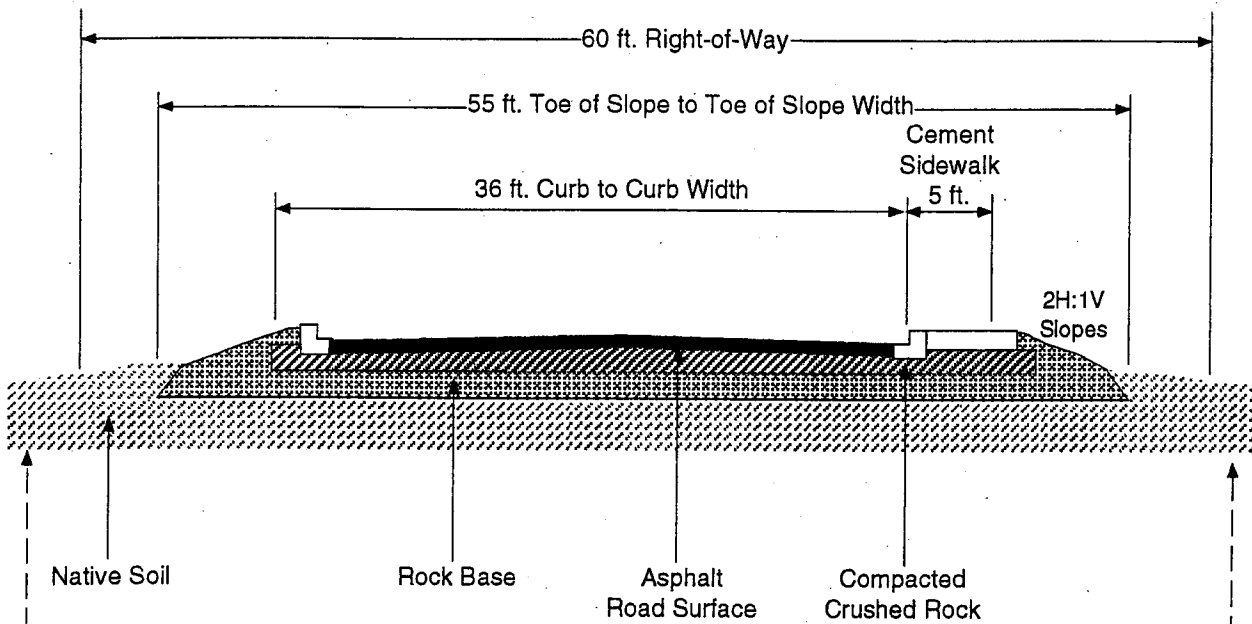


Branch Engineering, Inc.

ROAD CROSS-SECTION NEAR McKENZIE HIGHWAY*

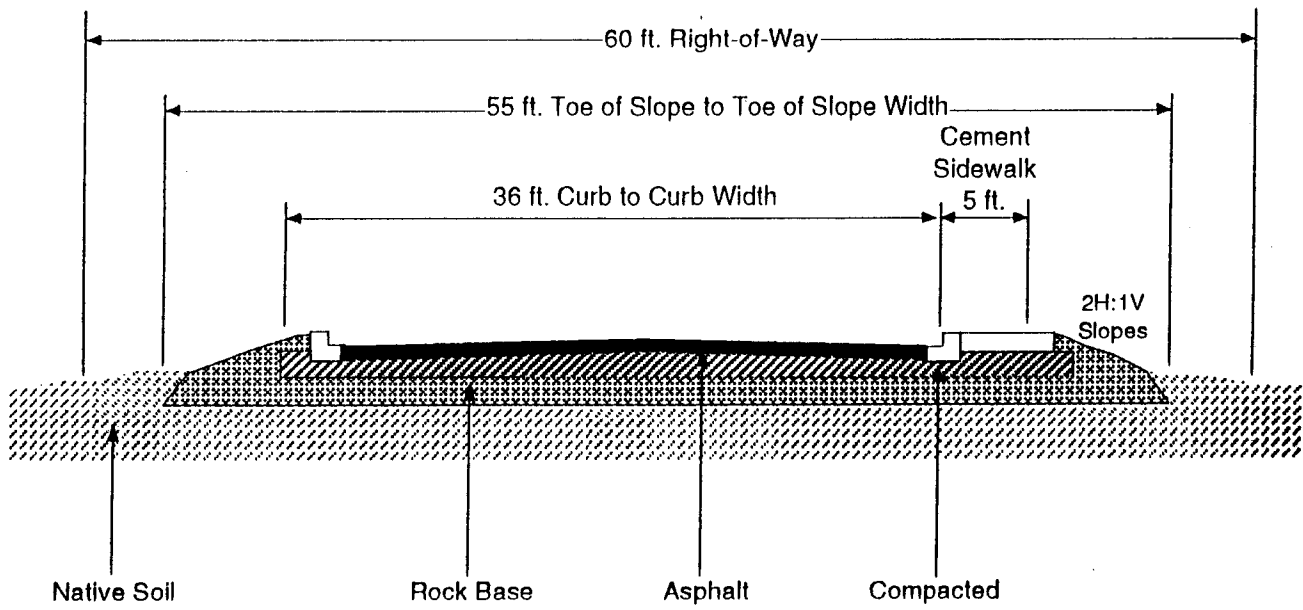


ROAD CROSS-SECTION AT "TEAR DROP" WETLAND*



Typical Cross Section

Public Access Roads

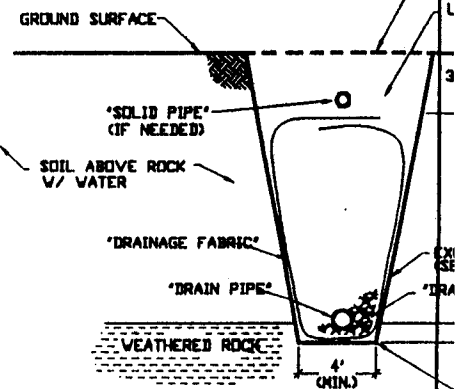


SPECIFICATIONS:

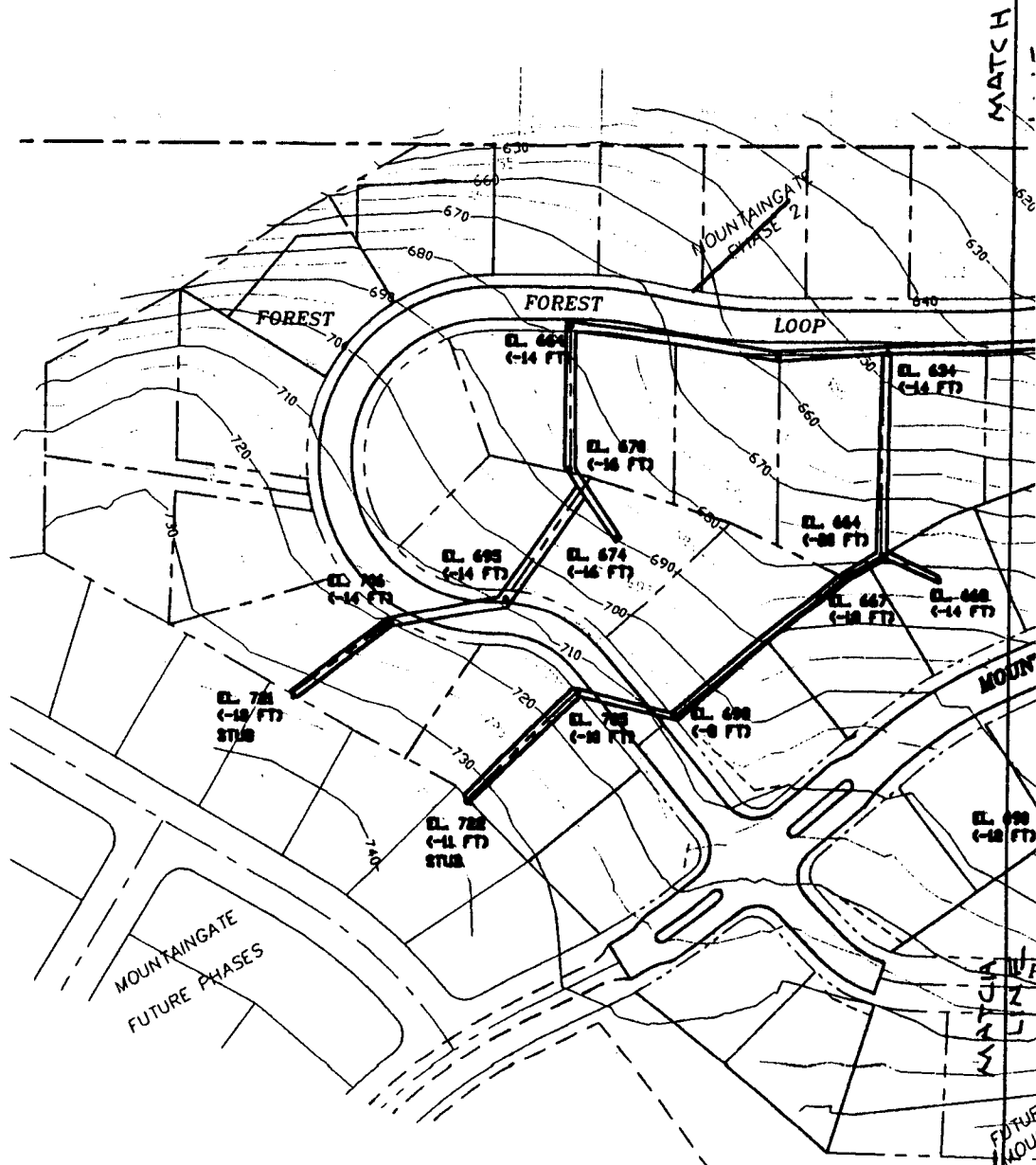
1. 'DRAIN ROCK' SHALL CONSIST OF 2 TO 3-INCH, OPEN-GRADED, CLEAN, HARD, ANGULAR, FREE-DRAINING, QUARRY ROCK.
2. 'FINE GRANULAR FILL' SHALL CONSIST OF 1-INCH MINUS, CLEAN, HARD, ANGULAR, WELL-GRADED, CRUSHED ROCK.
3. 'DRAIN PIPE' SHALL CONSIST OF SLOTTED OR PERFORATED, RIGID PIPE APPROPRIATELY SIZED BY THE CIVIL ENGINEER.
4. 'DRAINAGE FABRIC' SHALL CONSIST OF AN AMOCO 4545 NON-WOVEN GEOTEXTILE.
5. ALL ROCK FILL MATERIALS SHALL BE PLACED IN MAXIMUM 24-INCH LOOSE LIFTS AND COMPACTED (OR SEATED) USING HAND-OPERATED, VIBRATORY EQUIPMENT.
6. REFER TO REPORT FOR ADDITIONAL SPECIFICATIONS.

NOTES:

1. EXPECT THAT TRENCH SIDEWALLS WILL BE UNSTABLE AND COULD CAVE OR SLOUGH, ESPECIALLY WITH INFILTRATION. ALL EXCAVATIONS SHOULD BE SLOPED AND/OR SHORED IN ACCORDANCE WITH OSHA GUIDELINES.
2. ROUND ROCK OR PEA GRAVEL SHALL NOT BE SUBSTITUTED FOR DRAIN ROCK.
3. CRUSHED GRAVEL SHALL NOT BE SUBSTITUTED FOR CRUSHED ROCK.
4. EQUIVALENT GEOTEXTILE TYPES MAY BE SUBSTITUTED IF APPROVED BY US.
5. A SOLID (EXTRA) PIPE IS SHOWN IN THE EVENT TO PROVIDE A MEANS OF REMOVING WATER FROM OTHER SOURCES SUCH AS FOUNDATION DRAINS, ROOF DRAINS, RETAINING WALLS, OR OTHER AREA DRAINAGE. SUCH DRAINAGE SHOULD NOT BE DISCHARGED INTO THE PERFORATED PIPE ZONE. A GREEN TRACER WIRE OF VERTICAL STUB-OUTS SHOULD BE PROVIDED FOR FUTURE REFERENCE IN ORDER TO LOCATE THE PIPE.
6. REFER TO REPORT FOR ADDITIONAL NOTES.



TRENCH DETAIL (TYP)
SCALE 1' = 5'
(11 X 17 PLOT IS HALF-SCALE)



SCALE 1" = 80' FOR D-SHEET
11 X 17 PLOTS ARE HALF-SIZED

BASELINE MAP PROVIDED BY:

Branch Engineering, Inc.
245 North Street
Birmingham, Oregon 97407
(503) 740-0007 FAX (503) 740-0000

BOIRE ASSOCIATES

MCKENZIE

HIGHWAY

(U.S. HWY. 120)

BACKFILL WITH "FINE GRANULAR FILL"
UNDER STRUCTURES - USE NATIVE SOIL AT
LANDSCAPING LOCATIONS

LAP FABRIC AT TOP

3' TO 4'

(TYP.)

DEPTH
(VARIES)

EXCAVATED TRENCH
(SEE NOTES)

"RAIN ROCK"

TRENCH TO EXTEND
MINIMUM 1 FT INTO ROCK

SOIL (TYP.)

= 3'

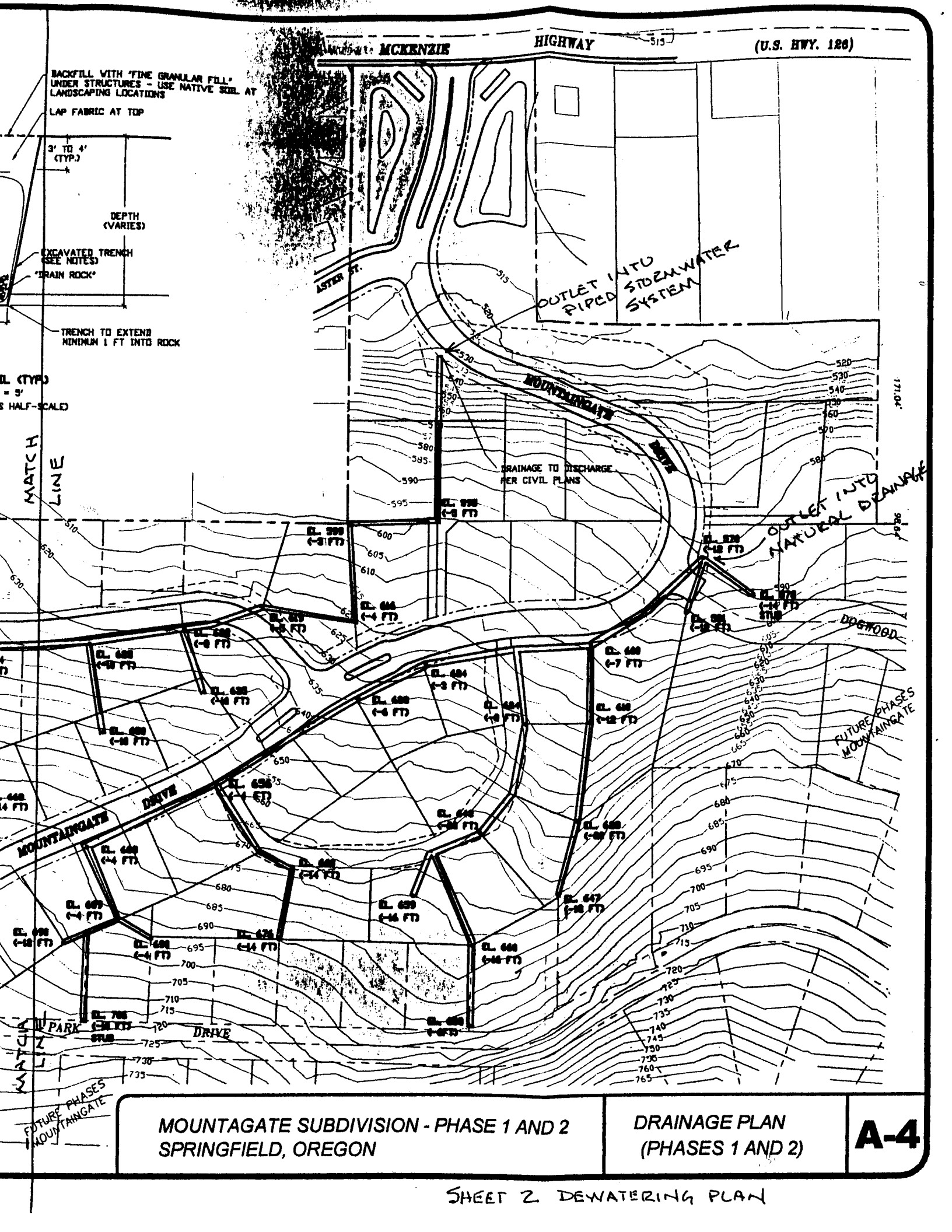
IS HALF-SCALE

MATCH
LINE

OUTLET INTO
SIDEWALK
PIPED
SYSTEM

DRAINAGE TO DISCHARGE
PER CIVIL PLANS

OUTLET INTO
NATURAL DRAINAGE



MOUNTAGATE SUBDIVISION - PHASE 1 AND 2
SPRINGFIELD, OREGON

DRAINAGE PLAN
(PHASES 1 AND 2)

A-4

SHEET 2 DEWATERING PLAN

DEPARTMENT OF THE ARMY
PORTLAND DISTRICT, CORPS OF ENGINEERS
EUGENE FIELD OFFICE
1600 EXECUTIVE PARKWAY, SUITE 210
EUGENE, OR 97401-2156

OFFICIAL BUSINESS